



NEW GATE CODE EFF 2/4/19

February 9, 2019

Effective this past Monday, February 4, 2019, there is a new auto gate code for you and your tenants to use. The new gate code is:

“#1121”.

If you have renters, please inform them of the change. Please exercise discernment as to whom should receive this code.

ANNUAL MEETING HELD

The Annual Membership Meeting was held on January 10, 2019, at the Goleta Valley Community Center. There were 103 units represented in person or by proxy.

The following owners were elected to the Board: Diana Gutierrez (1 yr term), Christine Hall (2 yr term), and Joe Mora (2 yr term).

The 2019 Board of Directors will consist of the following officers:

Craig Nicholson	President	2020
Christine Hall	Secretary	2021
Howard Lange	Treasurer	2020
Joe Mora	VP	2021
Diana Gutierrez	At Large	2020

Additionally, the membership passed the Excess Fee Resolution, thanked the Board for their hard work and approved their decisions made on behalf of the Association.

Many thanks to those who attended and those who returned their proxies.

A big thanks to Cathy Leyva, former board member, who faithfully and joyfully served for several terms.

INSURANCE POLICY SUMMARIZED IN THE ANNUAL BUDGET; POLICY COPY AVAILABLE

The following is stated in the annual budget regarding the Association insurance:

This summary of the association's policies of insurance provides only certain information, as required by Section 5300 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the association's policies of insurance may not cover your property, including personal property, or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate coverage.

All owners are encouraged to review the Assoc insurance policy to be familiar with the coverage. If you would like a copy, please call the number below and it will be emailed to you.

FOUNDATION WORK FOR 7606 PLANNED

Due to reported movement in the foundation of 7606, the Board has hired Carter Construction to address this issue. The project, unfortunately, is quite a lengthy process due to several factors:

soil engineer, structural engineer, permitting process, etc.

At this time, the contractor has received the soils report from the soil engineer and the structural engineer is drawing up building plans for the City Bldg Dept to review. Once approved, then a permit has to be pulled before the actual work can begin.

All planned work should be under the building so it does not appear that anyone needs to move out. There will be some noise during the working hours. Thank you to the residents of this building for their patience and cooperation.

ASSOC WELCOMES NEW MEMBERS

The Assoc would like to welcome its latest member: Mr & Mrs J. Yznaga; N. Samaratunga.

DEHUMIDIFIER SUGGESTED

With all the recent rains and if you live in a unit where there is little sun light, you may want to obtain a dehumidifier to extract moisture from the air. In addition, you may also want leave a fan on during the day while you're gone or perhaps a light on in your dark closet or pantry. And while you're home and if you feel comfortable, you might want to leave the windows or doors open for fresh air to circulate. Additionally, after showering or bathing, please leave the bathroom fan for about 10 -15 minutes longer for moisture extracting in the air. These simple steps may help in minimize mildew or the musty smell in your unit.

NEW STAIRCASE LIGHT FIXTURES BEING INSTALLED

To improve the lighting on the staircases, new LED light fixtures will be installed at all the buildings. About 4 or 5 buildings already have new lights and the remaining ones will be done within the next several months. These new LED lights give better illumination for going up and down the staircase when it's dark outside. Additionally, the LED bulbs should last for numerous years.

NO DOGS ALLOWED OVER 25 LBS

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex that weigh over 25 pounds.

In addition, visitors are not permitted to bring their pets into the complex at any time. This includes visitor dogs, large or small, unless the animal provides recognized assistance under the Fair Housing Act. *If you have a guest with a dog, please request that your guest leave the dog at home.*

REPORT BURNT OUT LIGHT BULBS

If you notice any common area light that is burnt out around the complex, please call or send an email to JamesN@Bartlein.com. For efficiency sake, please include all the specific details as to type and location. If able, please include a photo. Preferably, a call would be more efficient. Thank you.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance dec page. You may call Timothy Cline Insurance Agency at 800-966-9566 and please follow the prompt.

Speaking about insurance, the Association insurance has a \$10,000 deductible. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's.

All renters are strongly encouraged to get renters insurance.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

In order to keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

MAINTENANCE CONCERNS?**PLEASE CALL MANAGEMENT**

If you see a maintenance issue around the complex, for faster response, please call 569-1121 #204. You may also send an email to JamesN@Bartlein.com but if you do not hear back within a couple of days, please call. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

**ASSOCIATION TO REPAIR FAULTY
PRESSURE REGULATOR AND
BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

INFORMATION REQUIRED

As part of the governing documents, all owners are required to provide your current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to JamesN@Bartlein.com. Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants

ratio. Please make sure to include the unit address to which you are referring. Thank you. Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Assoc rules must be given to your tenants (check Assoc website) and the tenants must abide by the rules; if the tenants fail to comply with the Assoc rules, it shall be a default under the rental agreement.

**PLEASE CALL FOR FASTER RESPONSE
WITH MAINTENANCE ISSUES**

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

**BOARD MEETING SCHEDULED;
AGENDA ENCLOSED;**

The next monthly Board Meeting is scheduled for **Thursday, February 14, 2019, at 6PM**, at 7610 Hollister Ave, Meeting Room. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before. Meeting minutes are also posted on the Assoc website. If you have renters, you are responsible to forward the newsletter to your tenants. Thank you.

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